

CLEARFIELD PLANNING COMMISSION MEETING

February 18, 2009

7:00 P.M. - Regular Session

PRESIDING:	Kenneth Jeppesen	Chairman
PRESENT:	Matt Hartvigsen	Commissioner
	Bill Moore	Commissioner
	Tyler Gibson	Commissioner
	Doyle Sprague	Council Liaison
EXCUSED:	Darren Carpenter	Commissioner
	Nathan Dunn	Alternate Commissioner
	Mark Bottema	Alternate Commissioner
	Tim Roper	Alternate Commissioner
STAFF PRESENT:	Brian Brower	City Attorney
	Adam Lenhard	Community Development Director
	Kent Bush	Planning/Zoning Administrator
	Gregg Benson	Planner
	Christine Horrocks	Building Permits Specialist
VISITORS:	Kathryn Murray, Shreeve Family	

Pledge of Allegiance was led by Commissioner Jeppesen.

APPROVAL OF MINUTES FROM JANUARY 7, 2009 PLANNING COMMISSION MEETING

Commissioner Gibson moved to approve the minutes from January 7, 2009 as written, seconded by Commissioner Hartvigsen. All Voting AYE.

Chairman Jeppesen said he needed to leave early. A Chairman Pro-Tem will need to be elected in case the meeting is not finished at that time. **Commissioner Hartvigsen was nominated to be the Chairman Pro-Tem. All Voting AYE.**

Kent Bush said there have been some changes made to the ordinances in regards to the Appeal Boards. The Planning Commission will be given more authority in this matter. Instead of Board of Adjustment, the Planning Commission will review variance appeals and interpretations from Staff. Utah League of Cities and Towns will be at the City Building on March 19th to do some training on land use appeal.

DISCUSSION ITEMS

TITLE 11, CHAPTER 8, AGRICULTURAL ZONE

Adam Lenhard talked about the changes that were incorporated in the A-1 zone. He talked about the setbacks and the height for accessory buildings. It was decided to require an all weather finish on the exterior of an accessory building. The number of animal units was reviewed. After discussion on the property in the power corridor, they felt it may be easier to create an A-2 zone for those lots.

Chairman Jeppesen said there was a citizen who would like to make a comment.

John Shreeve, 2370 South Main, requested the Planning Commission consider allowing small flocks of hens on lots smaller than ½ acre. He said throughout the nation there are cities modifying their ordinances to allow residents to have a small flock of hens. He said six birds would be adequate. He felt the chicken droppings and the noises made by the chickens are less offensive than a dog. He gave a copy of a packet to the Commissioners which included sample codes from other cities and information on small chicken coops. Adam Lenhard told the Commissioners to review the information and it can be discussed later.

TITLE 5, NUISANCES

Adam Lenhard said Title 5 will be the next ordinance taken to the City Council. Most of the changes made were to clarify the existing ordinance. The City has used the definition of nuisance as defined in state code. Mr. Lenhard said the process to obtain a vehicle restoration permit has been clarified. Any appeal will be made to the Community Development Director. The penalty fees will not change. Chairman Jeppesen said he needed to leave but in the definitions he felt the definition of night club was rather vague. Kent Bush said it was out of the dictionary, but they would review it. Chapter 5 discusses automobile recycling and repair; items B through P will be rewritten in ordinance form. Item Q adds screening fence requirements. Commissioner Hartvigsen said we need a definition for a view obstructing fence. There was discussion about adding 5.1.3.i in regard to the odor nuisance associated with painting a vehicle or vehicle parts in a residential/agricultural zone.

TITLE 11, CHAPTER 9

Adam Lenhard said they are recommending the R-1-9 zone be repealed and rezone all R-1-9 properties to R-1-8. All properties would be conforming.

The wording for setbacks, accessory buildings, lot coverage and exterior finish for all single family zones will be changed.

Mr. Lenhard said he feels the open space isn't accomplishing what it was meant to accomplish. It

needs to be useable open space, rather than small pocket park that can't be maintained. Do we want to require the HOA to maintain the open space? He suggested having a fee in lieu of providing open space. Commissioner Hartvigsen said he could see the value of a detention basin next to a public area. Councilmember Sprague said the City doesn't want any more pocket parks. They need to keep the open space privately/HOA owned. The open space is mostly used for storm water retention. Adam Lenhard said maybe they would repeal the R-1 Open zone and not make it available anymore or we could add a fee in lieu of developing open space.

Commissioner Hartvigsen feels the definitions contained in the ordinance are critical. Adam Lenhard said revisions are being made to the definitions.

PLANNING COMMISSIONER'S MINUTE

Commissioner Moore – Nothing

Commissioner Hartvigsen – Thanked Councilmember Sprague for his support and help.

Commissioner Gibson – Nothing

Commissioner Dunn – Nothing

Councilmember Sprague – Thanked the members of the staff because it is a huge undertaking to rewrite the ordinances. It goes along with Vision 2020. Said he appreciates the work the Planning Commission is doing. He asked about the missing Commissioners.

There being no further business to come before the Planning Commission, **Commissioner Gibson moved to adjourn at 8:57 P.M.**